

MX2568 P2574

DECLARATION OF CONDOMINIUM
OF
FALLS GARDENS CONDOMINIUMS

WHEREAS, Carla M. Sturgis as Trustee of Village Realty Trust, of Lafayette Road, Hampton, County of Rockingham and State of New Hampshire, the sole owner of the lands and buildings to be described herein located in Hampton Falls, County of Rockingham and State of New Hampshire hereby declares his intent to submit the lands herein described and the improvements thereon to the condominium form of ownership and use in the manner provided by New Hampshire Revised Statutes Annotated, Chapter 356-B, Condominium Act. The owners shall henceforth be called "Declarant" for purposes of this Declaration, and said term shall apply to the owners, their successors, heirs and assigns. The name of the Condominium shall be FALLS GARDENS CONDOMINIUM and it shall be located at Lafayette Road, Hampton Falls, County of Rockingham and State of New Hampshire.

I. DEFINITIONS:

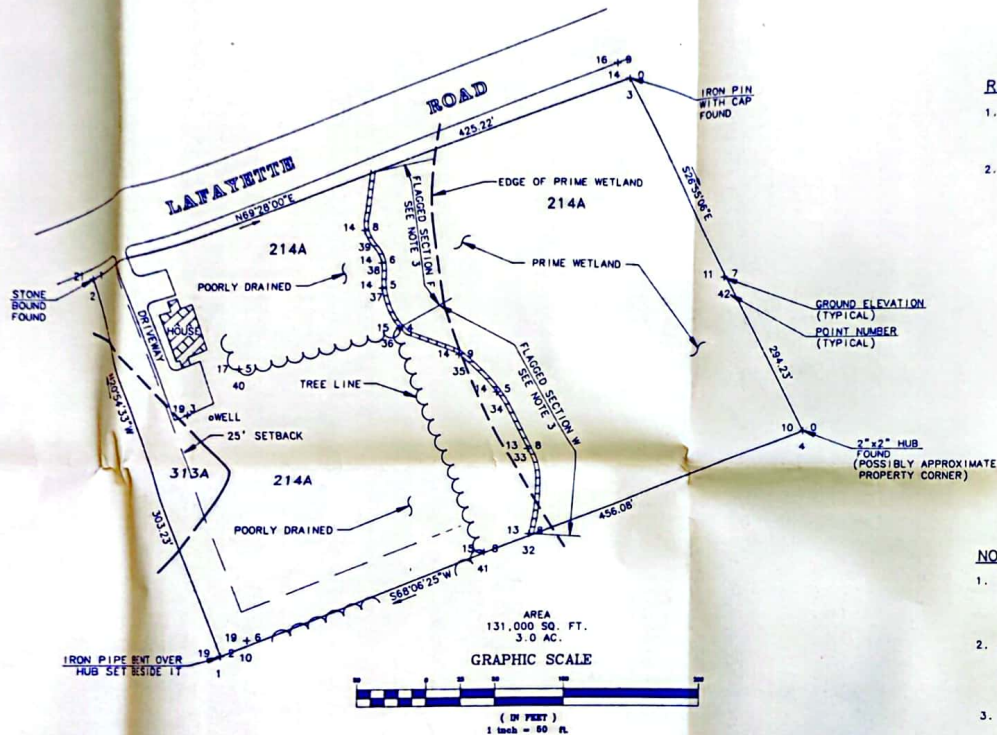
The terms herein shall have the meaning stated in The Condominium Act, and as follows, unless the context otherwise requires.

1. Association: means the FALLS GARDENS CONDOMINIUM ASSOCIATION and its successors.
2. Common Area: means the area, facilities and all portions of the Condominium other than the units.
3. Limited Common Areas: means a portion of the common area reserved for the exclusive use of one or more of the units but less than all of the units.

OCT 21 3 02 PM '85

Rockingham County
Registry of Deeds

50858

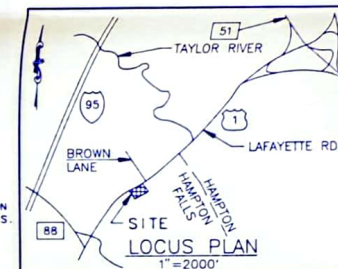


REFERENCE DRAWINGS

1. SKETCH MAP— LAND IN HAMPTON FALLS, N.H. LILLIAN JANVRIN TO H. EARL & ESTHER OSBORNE—BY JOHN W. DURGIN, DATED AUGUST 1940—RCRD 01080
2. MAP OF LAND BELONGING TO LILLIAN H. JANVRIN IN HAMPTON FALLS, N.H.—BY W.T. ROSS, DATED 21 NOV. 1934—RCRD 0719

NOTES

1. THE "STUDY OF PROPERTY" DRAWINGS ARE PART OF PRESENTATION TO ILLUSTRATE EXISTING AND POSSIBLE FUTURE UTILIZATION OF PROPERTY. THEY ARE NOT INTENDED TO STAND ALONE WITHOUT VERBAL PRESENTATION BY THE ENGINEER.
2. SHEET NO. 2 HAS THE PRESENT SITUATION AND TWO OTHER CASES WHICH ILLUSTRATE CONCEIVABLE DEGREES OF FINAL CLASSIFICATION OF SOILS, LOCATION OF WETLAND BOUNDARIES, AND FILL APPROVALS. OTHER COMBINATIONS OF THE ABOVE VARIABLES ARE POSSIBLE.
3. BOUNDARY WAS FLAGGED BY STATE WETLANDS BOARD INSPECTOR AS FOLLOWS:
FLAGGED SECTION F—EAST EDGE OF AREA STATE INSPECTOR SAID STATE WOULD "LOOK FAVORABLY UPON" A FILL PERMIT (THAT IS TO FILL FROM HOUSE UP TO THIS LINE).
FLAGGED SECTION W—EDGE OF WETLAND
4. LOCATION OF PRIME WETLAND AND POORLY DRAINED AREAS AS SHOWN WAS TAKEN FROM THE WETLANDS MAP HELD IN THE TOWN OFFICE.
5. THE SOIL CONSERVATION SERVICE MAP DATED MAY 1980 SHOWS THE FOLLOWING SOIL TYPES:
214A—PIPESTONE SAND 0-5% SLOPE (GROUP 5)
313A—DEERFIELD FINE SANDY LOAM 0-1% SLOPE (GROUP 3)



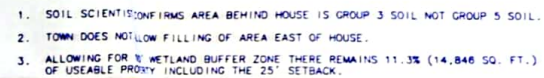
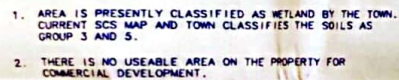
STUDY OF PROPERTY SHOWING WETLAND AREA(S) FOR GEORGE LEGNER ON LAFAYETTE ROAD HAMPTON FALLS, NEW HAMSHIRE ROCKINGHAM COUNTY

A.M.E. ENGINEERING, INC.
4 High Street Hampton N.H. 03842
(603) 926-2419

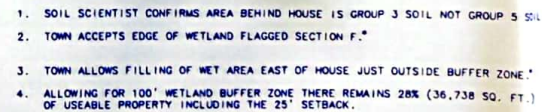
DRAWN BY: G.E.K.	DATE: 9 MAY 1988
CHECKED BY: A.M.E.	DRAWING NO.: 8805-1
JOB NO.: 246	SHEET 1 OF 2

NOT A BOUNDARY SURVEY
FOR INFORMATION ONLY
NOT FOR RECORDING
PURPOSES

NO.	DATE	DESCRIPTION	BY



1. FOR REFERENCE DRAWINGS AND NOTES SEE SHEET 1.



*NOTE—CONDITIONS 2 AND 3 ABOVE ARE UNLIKELY DUE TO AGGRESSIVE ENFORCEMENT OF WETLANDS CONSERVATION DISTRICT ZONING ORDINANCE BY THE TOWN.

A.M.E. ENGINEERING, INC.
4 High Street Hampton N.H. 03842
(603) 926-2419

DRAWN BY: G.E.K.	DATE: 9 MAY 1988
CHECKED BY: A.M.E.	DRAWING NO.: 9905-2
JOB NO.: 246	SHEET 2 OF 2

NO.	DATE	DESCRIPTION	BY

Rockingham County Registry Of Deeds

EXETER, N.H. 03833

Request for copy of instrument recorded

6/22 1989

GRANTOR

GRANTEE

BOOK

PAGE

~~Tilton - Currier~~ ~~110-425~~

2568-2574

D 14195

D 13922

SEE

JOB 5

161,640

Total number of pages

CERTIFIED

AWBale STOCKTON SERVICES

Paid

WILL PICK UP

SS SV

MAIL TO:

Order taken by:

Sent out by:

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